

**Design & Access Statement & Impact &
Justification Assessment.**
39 North Street, Oundle, East Northants, PE8
4AL

OS Grid: TL042883

Mapcode National: GBR FXX.8VY

Mapcode Global: VHFNH.VVQ9

Plus Code: 9C4XFGMM+79

Entry Name: 39, North Street

Listing Date: 7 June 1974

Grade: II

Source: Historic England

Source ID: 1372111

English Heritage Legacy ID: 231758

**Location: Oundle, East Northamptonshire,
Northamptonshire, PE8**

County: Northamptonshire

Civil Parish: Oundle

Built-Up Area: Oundle

Traditional County: Northamptonshire

**Lieutenancy Area (Ceremonial County):
Northamptonshire**

Church of England Parish: Oundlew Ashton

Church of England Diocese: Peterborough

**Find accommodation in
Oundle**

Description

NORTH STREET

1. (West Side)

1483 -----

No 39

TL 0488 1/150

II GV

2.

**C18 origins. 2 storeys in coursed rubble with
stone slate roof. 2 windows on
1st floor, modern casements and 3 on ground
floor, lintel continues over plain
door. 2 brick stacks at gable ends.**

All the listed buildings in the west side of North Street form a group.

Listing NGR: TL0423088352

39 North Street is an attractive Listed stone Cottage, with single storey barn to the left hand side in the Oundle Conservation Area.

Use

The property is used as a Domestic Dwelling.

Amount

The proposal seeks permission for the erection a single storey side extension and internal alterations to improve/rationalise the existing accommodation to suit the applicants needs.

Layout

The internal layout of the premises alters to suit the proposed extension where knocking through and improve the general internal layout.

Scale

The scale of the proposals do not overpower the existing Heritage Asset in terms of both height & positioning. Indeed contrasting materials ensure the chronological history of the heritage asset is clearly recorded – the use of sympathetic teak cladding and zinc with aluminium glazing are recognised as an acceptable contrast to the traditional stone cottage under a collyweston slate roof – which allows for the proposals height to be kept to a minimum and as such be subsidiary to the host Dwelling.

Landscaping

The proposed replacement paths/patio areas simply rationalise the existing & allow for the introduction of a French drain for the perimeter to protect existing property against damp. Replacement gates are proposed as part of this application to house a bin store.

Appearance

The appearance of the proposals will complement the premises & result in a positive affect on the heritage asset. Zinc, Teak vertical cladding and aluminium French doors and flat roof lights are proposed to the extension and to cover over the painted brickwork to the Kitchen

election to act as a complete contrast to the host Dwelling.

Access

Access is unaffected by the proposals.

Impact Assessment

It is a requirement to demonstrate the proposals will not harm the Heritage assets & the Conservation area itself.

The proposal is to simply erect a single storey side extension and remove certain modern internal walls. The proposal will as such blend in & not quarrel with the Heritage asset owing to the sympathetic modern materials adopted along with its shallow height & siting.

Justification

As such the proposal will provide the occupants with much needed additional accommodation yet will have a positive act on the Heritage Asset & Conservation Area & will not have any detrimental affect on the above said heritage asset.

